Ballard Urban Design and Transportation Framework

Meeting # 15: Pivoting to Implementation
Agenda

4:00  Intro & Questions  Tom
     Recent activities
     Open house - new date

4:05  Draft Street Design Concepts  Chris, Aditi

4:35  Next Steps and Timeline  Aditi

4:45  Recap of urban design recommendations  Aditi

5:00  Adjourn
Streetscape Plans

What is a streetscape plan?
• Document to establish a vision, guide incremental improvements to create an excellent public realm.
• Adopted to Seattle’s Right-of-Way Improvement Manual

When will they be implemented?
Improvements will be built over time through public sector projects, private development and/or grants.

Why?
Streetscape contributes to character and open space of a neighborhood.

Community - streetscape that responds to their unique needs and use
Developers - improves the predictability of the Permit process, and landscape elements may be counted toward landscaping requirements
Draft street design concepts

Strong community support to continue enhancing the walkability of Ballard.

UDF Ballard Ave, NW 56th St (between 14th and 24th) and 22nd Ave NW (between 58th and Ballard Ave) connect major neighborhood destinations.
Ballard Ave Streetscape Concept

• “Urban curbless” street design between 20th and Vernon or 22nd
• Placemaking elements (e.g. “Streateries”, planter boxes)
• Widen pedestrian areas 2-3 feet, while maintaining service delivery and emergency access.
• Bicycle sharrows (shared lane markings) and parking (staple racks, corrals)
• Upgrade ADA curb ramps at pedestrian crossings
• Install streetlights at appropriate locations to improve pedestrian and bicycle visibility at night
STREET VIEW  Looking Southeast over the intersection of Ballard Avenue and NW Vernon Place.
STREET VIEW  Looking Southeast along Ballard Avenue from 22nd Ave NW
SECTION A-A
Ballard Ave., between 22nd Ave NW and NW Vernon Pl.

SECTION B-B
Ballard Ave., between NW Vernon Pl. and 20th Ave NW
22nd Ave “festival street” design principles

Flexible Functionality

Differentiate elements and unify materials elements to create a legible yet integrated transition-from regional destination to community square

Accessible secure sidewalks and generous crosswalk waiting areas and widths

Create safe interface between pedestrians and traffic, prioritize pedestrian safety

Active and porous street edges
22nd Ave draft concepts

C - Existing
Curbless street and intersection

B - Existing
Enhanced sidewalks and civic core gateway

A - Proposed
Enhanced sidewalks and intersections

C - Proposed
Enhanced sidewalks and civic core gateway

A - Proposed
Enhanced sidewalks and intersections
56th St “green street” design principles

Neighborhood space

Neighborhood design elements and urban greening

Prioritize pedestrian safety and comfort

Accessible secure sidewalks

Eddies of activity and landscaping along sidewalk: commercial or corners, residential along block face
**56th St draft concept**

**Existing Typical Section**

**Proposed Typical Section**

Partial setbacks along the commercial frontage are an excellent place to locate outdoor seating for cafes, coffee shops, or restaurants. This strategy adds life to the sidewalk.

Successful residential threshold screens but does not block views. An inset front door adds a subtle layer to the privacy transition.

Residential/live work: partial setbacks for privacy transitions along residential uses.
Timeline

March, 2014

urban design and transportation framework/Move Ballard

2015

3rd Quarter

Streetscape Concept Plans

development standards and zoning*

design guidelines

4th Quarter

1st Quarter

2nd Quarter

Recommendations

DPD Implementation

* timing of final legislation and Council approval will depend on direction of HALA programs and and timing of HALA legislation
Next Steps

1. Finalize Move Ballard

2. Meet quarterly and on as-needed basis to provide feedback on direction of development standards, zoning and design guidelines

3. Recap of recommendations at meeting end today and at Open House.
Recommendations at a glance

Draft Location-Specific Recommendations
1. Rezone to NC to support pedestrian-oriented building design.
2. Extend Pedestrian Zone to support a walkable commercial core.
3. Encourage office development to strengthen the commercial core, support transit and create jobs close to where people live.
4. Design street concepts for 22nd Ave, 56th St and Ballard Ave to improve the walking environment between neighborhood destinations.
5. Encourage neighborhood-serving sales and services at key intersections by implementing RC zoning at those locations.
6. Implement development standards that will support a pedestrian-oriented public realm for residents of all ages.
7. Support the neighborhood’s northward residential transition through the appropriate placement and design of ground-related residences, shops and restaurants.
8. Consider IC zone revisions within the UV that will favor industrial and manufacturing uses at street level while allowing maker/factory production uses above to increase job density.
9. Improve access to Salmon Bay while supporting ongoing maritime and industrial mobility and business needs.
10. Rezone to multifamily (MR) zone to support higher density residential development close to commercial and civic amenities, open space and transit.

Draft Area-Wide Recommendations
• Improve NC3 development standards to respond to missing & scale concerns due to Ballard's long blocks and large parcels.
• Draft neighborhood design guidelines for the commercial core.
• Improve use of existing open spaces.
• Support affordable housing adjacent to the commercial core.

Strategic Coordination Opportunities
1. Seattle Public Utilities West Ship Canal CSO Reduction Project
2. Burke-Gilman Trail Extension Project (Missing Link)
3. DPR Threading the Needle Waterfront Open Space Project
4. ST3/SDOT Ballard to Downtown Enhanced Transit Corridor
5. SDOT Market/45th Transit Improvement Project

Department of Planning and Development
Seattle Department of Transportation
Thanks!